

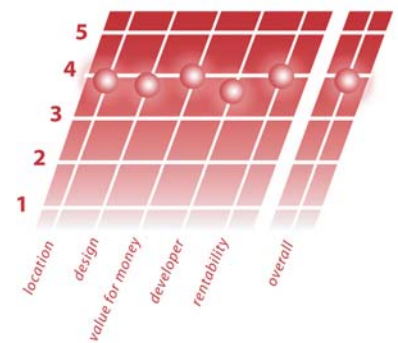


Property Overview

Total Apartments	45
Apartments Pulse is Recommending	45
Price Range	<p>🏠 + STUDY \$340,000 - \$345,000</p> <p>🏠 🏠 \$370,000 - \$455,000</p> <p>🏠 🏠 + STUDY \$430,000 - \$440,000</p> <p>🏠 🏠 🏠 \$430,000 - \$480,000</p>
Size Range (internal approx.)	<p>🏠 + STUDY 68 - 90 m²</p> <p>🏠 🏠 88 - 115 m²</p> <p>🏠 🏠 + STUDY 106 - 114 m²</p> <p>🏠 🏠 🏠 120 - 194 m²</p>
Outgoings (per annum approx.)	<p>Council Rates: \$800</p> <p>Body Corporate Levies: \$2,200 - \$2,400</p>
Market Yield (approx.)	4.9 - 6%
Completion Date	June 2011

Pulse Property Rating System

3.9

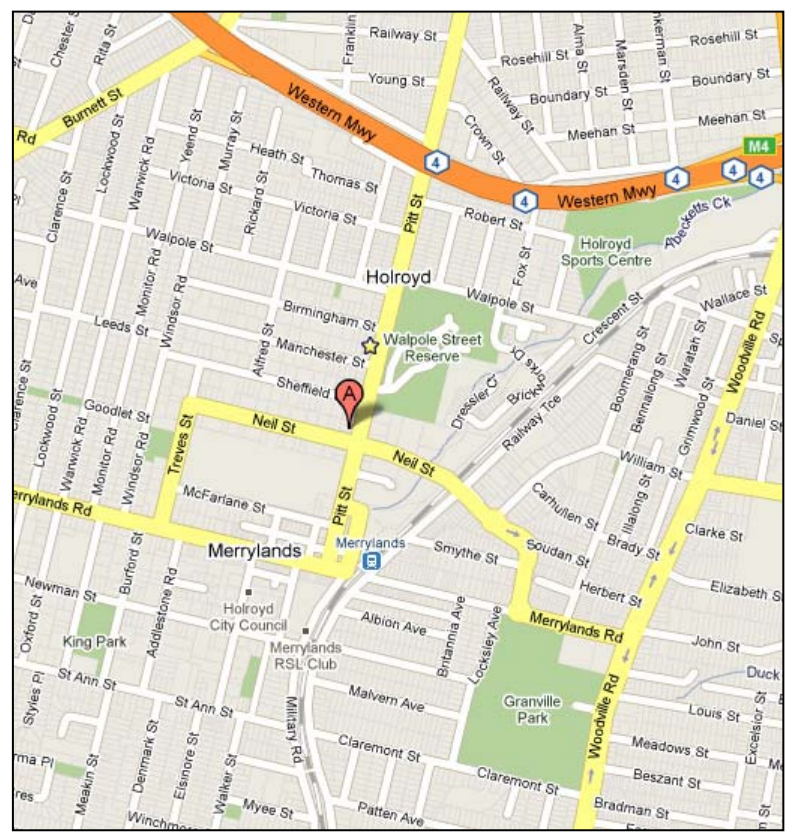


Pulse Property is an organisation that supports investors from around the world in making intelligent property investment decisions. We have developed a proven research methodology that allows us to consistently pick the highest performing markets while minimising risk. We primarily analyse what we consider to be the six keys that drive movements in property prices. These include: population movements, economic and employment growth, infrastructure, supply and demand, the rental market and demographics.

Location

WITHIN CLOSE PROXIMITY

Parramatta West Public School	700m
Holy Trinity Primary School	900m
Granville Public School	1.2km
Parramatta High School	1.5km
Stockland Merrylands Shopping Centre	500m
Westfield Parramatta	1.8km
Wentworthville Shopping Mall	2.6km
Homemaker Megamall Auburn	3.3km
Holroyd Private Hospital	2km
Westmead Hospital	3.3km
Walpole Street Reserve	200m
Granville Park	1km
Parramatta Stadium	2.2km



City Snapshot

Merrylands is located 26km from the Sydney CBD and just 4kms south-west of the Parramatta CBD.

The Parramatta region was the first viable European settlement in Australia and holds a significant place in Australia's history due to its cultural heritage. It is interesting to note that Parramatta is the second city to be founded in Australia and has more heritage listed buildings than The Rocks.

Located at the head of the Parramatta River, 24kms west of Sydney's CBD, Parramatta City is currently experiencing an exciting period of change with massive redevelopments underway. As a major transport, social service, retail and cultural hub, Parramatta is core to the development of Western Sydney. As a surrounding suburb, Merrylands is expected to benefit directly from the ongoing development in the region.

The region is central to a number of world-class social and cultural facilities. Westmead Hospital, only 3 kilometres from the heart of Parramatta, is the largest health care complex in the southern hemisphere. Parramatta is also the education hub for the region; it is home to the second largest TAFE campus in NSW and the fastest growing campus of the University of Western Sydney.

A number of sporting and recreational complexes grace the region; these include Parramatta Stadium, Rosehill Racecourse and Parramatta Raceway. The Olympic Park at Homebush Bay is also only minutes away.

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Compiled by
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 March 2010

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